

# Park Villas North Homeowners Association

## Regular Session Minutes

**CALL TO ORDER** With quorum established, the Regular Session of the Board of Directors of Park Villas North Association was called to order at 5:00 PM on Tuesday February 28, 2023, at Park Villas North Clubhouse and via Zoom Conference.

Directors present:	Daren Jaeger	President
	Michael Bird	Vice President
	Jenna Hazelton	Treasurer
	Michael Danner	Member at Large
	Raymond Henderson	Secretary

Absent Director: None

Also present: Brianna Ardent with Pernicano Realty & Management, INC and fourteen homeowners present.

**EXECUTIVE SESSION:** Management will disclose that the Board met in Executive Session on March 28, 2023, to discuss delinquency and contracts.

**MEETING MINUTES:** The Board reviewed the February 28, 2023, Regular Session meeting minutes. Upon a motion made by Daren Jaeger, seconded Michael Bird and carried, the Board has approved the February 28, 2023, Regular Session meeting minutes.

**FINANCIAL REPORTS:** The Board reviewed the February 2023 Financial Report, which reflects the following balances:

<b>Operating</b>	<b>\$17,115.38</b>
<b>Reserves</b>	<b>\$684,548.66</b>
<b>Account Receivable</b>	<b>\$52,994.23</b>
<b>Special Assessment:</b>	<b>\$37,398.49</b>
<b>Total Assets:</b>	<b>\$792,056.76</b>

Upon a motion made Jenna Hazelton seconded by Michael Bird and carried the Board accepted the February 2023 Financial reports subject to the year end CPAs review.

**Delinquencies:** Management reported that as of February 2023 there are two new accounts due for default.  
APN 438-170-15-15 and APN 438-170-17-40

Upon a motion made by Michael Bird, seconded and carried the Board approved a notice of default for the two above APN's.

### REPORTS:

**Management Report:** The Board has reviewed and discussed the management report. No Board action.

**Landscape Committee: Landscape Report:** The Landscape committee gave a monthly update.

**Financial Committee:** The Financial committee gave a monthly update. No Board action.

**Rules and Regulations:** The Board has reviewed and discussed the new rules and regulations. Upon a motion made by Michael Bird, seconded by Daren Jaeger and carried the Board approved the new rules and regulations to be sent out for a 28 day review.

**Maintenance Report:** The Board has reviewed and discussed the management report. No Board action.

**UNFINISHED BUSINESS:**      **Architectural Application:** None at this time.

**Spectrum Proposal:** The Board reviewed and discussed the Spectrum proposal in the amount of \$14,800 per month for internet and select tv. Upon a motion made by Jenna Hazelton and seconded by Daren Jaeger and carried the board approved the new spectrum contract.

**Trellis Proposal:** The Board reviewed the proposal submitted by Complete Property Improvements regarding the trellis by building 7966.

Option 1: Trellis Demo Only- \$1,125.00

Option 2: Trellis Demo and Replace \$7,425.00

Upon a motion made by Daren Jaeger, seconded by Jenna Hazelton and carried the Board approved for complete property improvement to demo the trellis only in the amount of \$1,125.00.

**Parking Lot Concrete Proposal:** The Board reviewed the asphalt proposal submitted by Black Diamond Paving and Concrete. The Board tabled this until a later date.

**Root Intrusion Proposal:** The Board reviewed and discussed the proposals from California Plumbing regarding high pressure clean outs at 7974 building. The Board tabled this until Board Member Mike Danner could speak with California plumbing.

**Reimbursement Request:** The Board reviewed two proposals for two vehicles damaged by the vehicle gate. Upon a motion made by Michael Bird, seconded by Daren Jaeger and carried the Board approved the 4runner proposal in the amount of \$4,936.26 and Toyota in the amount of \$3,003.36.

**Vehicle Gate:** The Board discussed the vehicle gates and asked management to get more proposals.

**Water Intrusion Policy:** This discussion is tabled until the next meeting.

**HOMEOWNER FORUM:**  
**ADJOURNMENT**

Homeowners had questions regarding financials and plumbing. With no additional business to come before the Board, the Board adjourned the Regular Session at 7:10PM.